

Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode
2/29 HOWDEN CRESCENT BRAYBROOK VIC 3019

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$590,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$624,000 Property type Unit Suburb Braybrook
Period-from 01 Jun 2025 to 31 May 2026 Source Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
24 SHEPHERD STREET BRAYBROOK VIC 3019	\$610,000	28-Jan-26
1/85 MELON STREET BRAYBROOK VIC 3019	\$630,000	18-May-26
2/32 MARNOO STREET BRAYBROOK VIC 3019	\$622,000	10-Jan-26

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 24 June 2026